



# Census 2000 News

Volume I, No. 3 A December 2001

# Baltimore County Housing Units

#### Introduction

There were 313,734 housing units in Baltimore County on April 1, 2000. The total number of housing units in Baltimore County increased by 32,181 between the 1990 and 2000 census. This third census newsletter examines the growth in housing units between April 1, 1990 and April 1, 2000. It includes information on total housing units, occupied housing units, vacant housing units, owner occupied housing units and renter occupied housing units. The housing data in this newsletter are presented by the following geographical areas: countywide, urban, rural and growth areas.

#### Definitions

The Census Bureau uses the following definitions for the different types of housing units:

#### Housing unit

A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as a separate living quarter.

#### Occupied housing unit

A housing unit is occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration or if the occupants are only temporarily absent: that is, away on vacation or business.

#### Owner occupied unit

A housing unit is owner occupied if the owner or coowner lives in the unit even if it is mortgaged or not fully paid for.

#### Renter occupied unit

All housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment or cash rent.

#### Vacant housing unit

A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are classified as vacant.

New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

# Total Housing Units

#### County-Wide

In 1990, the total number of housing units in Baltimore County was 281,553. By April 1, 2000, the total housing units had increased to 313,734. During that ten-year period, total housings units increased by 32,181 or 11.4%. The greatest percent change occurred in the growth areas followed by the rural and urban areas.

#### Urban Areas

The growth in housing units in the urban areas was only 18,666 or 8.2% change. The urban areas contained 92.5% of the total housing units in 1990. In comparison by 2000, the urban areas contained only 91.7% of the housing units. (Urban Areas are those Regional Planning Districts that are completely or predominantly within the Urban Rural Demarcation Line). Randallstown (64.0%). Rossville (28.1%) and Greenspring Valley-Pikesville (20.7%) are the three Regional Planning Districts that experienced the greatest increase of housing units during the ten-year period between 1990 and 2000. Several areas experienced a loss in housing units (Middle River-160, Essex-655, and Dundalk-132).

	Total Ho	ousing Units	Change 1	990 to 2000
Area	1990	2000	Number	Percent
Urban	228,978	247,644	18,666	8.2%
Rural	21,227	26,088	4,861	22.9%
Growth	31,348	40,002	8,654	27.6%
Totals	281,553	313,734	32,181	11.4%

	Total H	lousing Units	Change 19	990 to 2000
Urban Areas	1990	2000	Number	Percent
LUTHERVILLE	9,840	10,371	531	5.4%
COCKEYSVILLE-TIMONIUM	11,717	12,015	298	2.5%
RANDALLSTOWN	9,882	16,205	6,323	64.0%
GREENSPRING VALLEY-PIKESVILLE	14,897	17,974	3,077	20.7%
RUXTON	2,137	2,264	127	5.9%
TOWSON-LOCH RAVEN	27,060	27,719	659	2.4%
PARKVILLE	13,897	14,468	571	4.1%
LIBERTY-LOCHEARN	21,189	23,076	1,887	8.9%
OVERLEA	5,999	6,333	334	5.6%
ROSSVILLE	4,302	5,512	1,210	28.1%
CHASE-BOWLEYS QUARTERS	7,127	7,323	196	2.8%
SECURITY	13,997	15,469	1,472	10.5%
CATONSVILLE	11,948	13,502	1,554	13.0%
ARBUTUS-LANSDOWNE	13,747	14,421	674	4.9%
ROSEDALE	4,008	4,428	420	10.5%
MIDDLE RIVER	7,420	7,260	(160)	-2.2%
ESSEX	19,810	19,155	(655)	-3.3%
DUNDALK	16,693	16,561	(132)	-0.8%
NORTH POINT	9,783	9,900	117	1.2%
EDGEMERE	3,525	3,688	163	4.6%
Totals	228,978	247,644	18,666	8.2%

#### Rural Areas

The housing units in the rural areas grew from 21,227 in 1990 to 26,088 in 2000. That's an increase of 4,861 or 22.9 percent change during that ten-year period. Chestnut Ridge-Worthington, which includes Mays Chapel Village, Mays Chapel North, Chapel Gate, Worthington Park and Velvet Hills South (84.5%), and Sparks (40.3%) experienced the greatest increase in housing units in the rural areas of Baltimore County. Prettyboy is the only area within the rural area that experienced a loss of housing units (92).

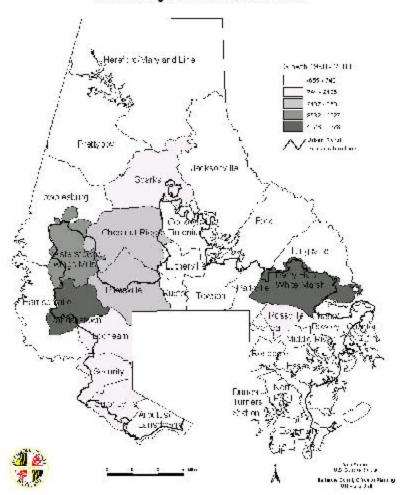
	Total Hou	sing Units	Change 1	990 to 2000
Rural Areas	1990	2000	Number	Percent
HEREFORD-MARYLAND LINE	3,955	4,623	668	16.9%
PRETTY BOY	1,663	1,571	(92)	-5.5%
FOWBLESBURG	1,506	1,635	129	8.6%
SPARKS	2,395	3,359	964	40.3%
JACKSONSVILLE	3,264	3,812	548	6.8%
CHESTNUT RIDGE-WORTHINGTON	2,664	4,916	2,252	84.5%
FORK	2,609	2,693	84	3.2%
HARRISONVILLE	1,420	1,558	138	9.7%
KINGSVILLE	1,751	1,921	170	9.7%
Totals	21,227	26,088	4,861	22.9%

#### Growth Areas

The housing units in the growth areas of Reisterstown-Owings Mills and Perry Hall-White Marsh increased by 8,654 or 27.6% change during 1990 and 2000. Perry Hall-White Marsh (5,017 or 28.6%) percent growth was greater than the growth in Reisterstown-Owings Mills (3,637 or 26.4%).

	Total Hou	sing Units	Change 1990	0 to 2000
Growth Areas	1990	2000	Number	Percent
PERRY HALL-WHITE MARSH	17,550	22,567	5,017	28.6%
REISTERSTOWN-OWINGS MILLS	13,798	17,435	3,637	26.4%
Totals	31,348	40,002	8,654	27.6%

#### Total Housing Units Growth, 1990 - 2000



# Occupied Housing Units

### County-wide

Ninety-six percent of all housing units in Baltimore County were occupied on April 1, 2000. The number of occupied units increased by 31,597 or 11.8% change between April 1, 1990 and April 1, 2000. The greatest percent growth in occupied units took place in the growth areas followed by the rural and urban areas.

	Occupied Ho	Occupied Housing Units		90 to 2000
Area	1990	2000	Number	Percent
Urban	217,879	235,954	18,075	8.3%
Rural	20,318	25,272	4,954	24.4%
Growth	30,083	38,651	8,568	28.5%
Totals	268,280	299,877	31,597	11.8%

#### Urban Areas

Several of the regional planning districts within the urban area lost occupied housing units (Middle River-121, Essex-389, Dundalk-518, and North Point-247). This loss of occupied housing units is due in part because of a County initiative to revitalize portions of the east side of Baltimore County.

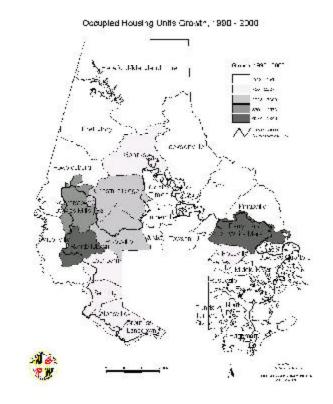
	Occupied	d Housing Units	Change 1990	0 to 2000
Urban Areas	1990	2000	Number	Percent
LUTHERVILLE	9,559	10,172	613	6.4%
COCKEYSVILLE-TIMONIUM	10,933	11,535	602	5.5%
RANDALLSTOWN	9,551	15,397	5,846	61.2%
GREENSPRING VALLEY-PIKESVILLE	13,937	17,072	3,135	22.5%
RUXTON	2,022	2,166	144	7.1%
TOWSON-LOCH RAVEN	25,807	26,538	731	2.8%
PARKVILLE	13,478	14,016	538	4.0%
LIBERTY-LOCHEARN	20,106	21,756	1,650	8.2%
OVERLEA	5,787	6,095	308	5.3%
ROSSVILLE	4,031	5,154	1,123	27.9%
CHASE-BOWLEYS QUARTERS	6,574	6,893	319	4.9%
SECURITY	13,441	14,923	1,482	11.0%
CATONSVILLE	11,428	12,998	1,570	13.7%
ARBUTUS-LANSDOWNE	13,109	13,916	807	6.2%
ROSEDALE	3,950	4,301	351	8.9%
MIDDLE RIVER	6,921	6,800	(121)	-1.7%
ESSEX	18,309	17,920	(389)	-2.1%
DUNDALK	16,134	15,616	(518)	-3.2%
NORTH POINT	9,473	9,226	(247)	-2.6%
EDGEMERE	3,329	3,460	`131	3.9%
Totals	217,879	235,954	18,075	8.3%

The occupied housing units in the rural areas increased by 4,954 or a 24.4 percent change. Chestnut Ridge-Worthington and Sparks experienced the greatest increase in occupied housing units. Prettyboy lost 96 occupied units.

	Occupied Housing Units		Change 1990 to 2000
Rural Areas	1990	2000	Number Percent
HEREFORD-MARYLAND LINE	3,843	4,464	621 16.2%
PRETTY BOY	1,616	1,520	(96) -5.9%
FOWBLESBURG	1,428	1,582	154 10.8%
SPARKS	2,243	3,207	964 43.0%
JACKSONSVILLE	3,162	3,726	564 17.8%
CHESTNUT RIDGE-WORTHINGTON	2,584	4,791	2,207 85.4%
FORK	2,397	2,616	219 9.1%
HARRISONVILLE	1,374	1,498	124 9.0%
KINGSVILLE	1,671	1,868	197 11.8%
TOTALS	20,318	25,272	4,954 24.4%

#### Growth Areas

The number of occupied housing units in the growth areas of Reisterstown-Owings Mills and Perry Hall-White Marsh increased from 30,083 to 38,651 during April 1, 1990 to April 1, 2000. Perry Hall-White Marsh had both the greatest number and percent change in occupied housing units.



Growth Areas         1990         2000         Number         Percent           REISTERSTOWN-OWINGS MILLS         13,098         16,670         3,572         27.3%           PERRY HALL-WHITE MARSH         16,985         21,981         4,996         29.4%					
REISTERSTOWN-OWINGS MILLS 13,098 16,670 3,572 27.3%		Occupied F	lousing Units	Change 19	990 to 2000
	Growth Areas	1990	2000	Number	Percent
PERRY HALL-WHITE MARSH 16,985 21,981 4,996 29.4%	REISTERSTOWN-OWINGS MILLS	13,098	16,670	3,572	27.3%
	PERRY HALL-WHITE MARSH	16,985	21,981	4,996	29.4%
<b>Totals</b> 30,083 38,651 8,568 28.5%	Totals	30,083	38,651	8,568	28.5%

# Owner Occupied Housing Units

#### County-Wide

Home ownership in Baltimore County increased by 24,585 units or 13.8% during the ten-year period between 1990 and 2000. Sixty-five percent of all occupied units are owner occupied. The greatest increase in owner occupied units occurred in Randallstown, followed by Perry Hall-White Marsh and Reisterstown-Owings Mills.

#### Urban Areas

Homeownership in the urban areas increased by 12,873 or 9.1% during the 1990s. Randallstown and Greenspring-Pikesville experienced the greatest increase in total number of owner occupied housing units while Randallstown and Rossville experienced the greatest percent change in homeownership. Dundalk and North Point lost a total of 538 owner occupied housing units between the 1990 and 2000 census. These areas also lost rental units during that same time period. This reduction in owner occupied housing units may be contributed the conversion of owner units to renter units.

Owner Occupied Housing Units		Change to 1	990 to 2000	
Area	1990	2000	Number	Percent
Urban	140,832	153,705	12,873	9.1%
Rural	17,561	22,393	4,832	27.5%
Growth	19,601	26,481	6,880	35.1%
Totals	177,994	202,579	24,585	13.8%

Own	er Occupied H	ousing Units	Change 199	0 to 2000
Urban Areas	1990	2000	Number	Percent
LUTHERVILLE	8,160	8,807	647	7.9%
COCKEYSVILLE-TIMONIUM	4,451	4,709	258	5.8%
RANDALLSTOWN	6,615	10,799	4,184	63.3%
GREENSPRING VALLEY-PIKESVILLE	9,444	11,704	2,260	23.9%
RUXTON	1,543	1,733	190	12.3%
TOWSON-LOCH RAVEN	15,063	15,500	437	2.9%
PARKVILLE	9,284	9,668	384	4.1%
LIBERTY-LOCHEARN	11,940	12,833	893	7.5%
OVERLEA	4,265	4,405	140	3.3%
ROSSVILLE	1,819	2,582	763	41.9%
CHASE-BOWLEYS QUARTERS	4,677	5,360	683	14.6%
SECURITY	9,203	10,423	1,220	13.3%
CATONSVILLE	7,812	8,611	799	10.2%
ARBUTUS-LANSDOWNE	8,539	8,775	236	2.8%
ROSEDALE	3,710	3,737	27	0.7%
MIDDLE RIVER	3,591	3,607	16	0.4%
ESSEX	9,650	9,842	192	2.0%
DUNDALK	11,402	10,940	(462)	-4.1%
NORTH POINT	7,033	6,957	(76)	-1.1%
EDGEMERE	2,631	2,713	82	3.1%
Totals	140,832	153,705	12,873	9.1%

#### Rural Areas

Owner occupied units in the rural areas increased by 4,832 or 27.5% during the 1990s. Chestnut Ridge-Worthington area, which includes the developments of Mays Chapel Village, Mays Chapel North, Chapel Gate, Worthington Park and Velvet Hills South (developments that are located within the urban portion of the county), experienced the greatest increase in owner occupied units. Sparks, Hereford-Maryland Line, and Jacksonville were ranked two, three, and four. Prettyboy lost 30 owner occupied units during the 1990s.

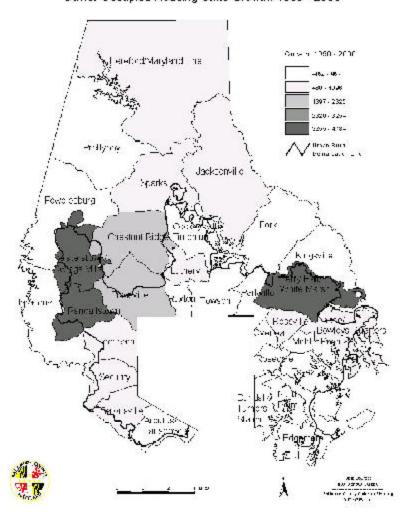
	Owner Occupied I	Housing Unit	Change 199	0 to 2000
Rural Areas	1990	2000	Number	Percent
HEREFORD-MARYLAND LINE	3,382	4,026	644	19.0%
PRETTY BOY	1,334	1,304	(30)	-2.2%
FOWBLESBURG	1,168	1,354	186	15.9%
SPARKS	1,494	2,266	772	51.7%
JACKSONSVILLE	2,895	3,483	588	20.3%
CHESTNUT RIDGE-WORTHINGTO	ON 2,454	4,550	2,096	85.4%
FORK	2,152	2,361	209	9.7%
HARRISONVILLE	1,200	1,324	124	10.3%
KINGSVILLE	1,482	1,725	243	16.4%
Totals	17,561	22,393	4,832	27.5%

#### Growth Areas

Owner occupied units in the growth areas increased by 6,880 or 35% change during the 1990s. Perry Hall-White Marsh had the greatest number increase while Reisterstown-Owings Mills had the greatest percent increase.

	Owner Occupie	d Housing Unit	Change 1990 to 2000		
Growth Areas	1990	2000	Number	Percent	
REISTERSTOWN-OWINGS MILLS	7,100	10,452	3,352	47.2%	
PERRY HALL-WHITE MARSH	12,501	16,029	3,528	28.2%	
Totals	19,601	26,481	6,880	35.1%	

#### Owner Occupied Housing Units Growth, 1990 - 2000



## Renter Occupied Housing Units

#### County-Wide

The rental housing stock in Baltimore County increased by 7,012 units during the ten-year period between 1990 and 2000. The greatest increase in rental units occurred in the growth areas of Reisterstown-Owings Mills and Perry Hall-White Marsh.

	Renter C Housin		Change 199	Change 1990 to 2000		
Area	1990	2000	Number	Percent		
Urban	77,047	82,249	5,202	6.8%		
Rural	2,757	2,879	122	4.4%		
Growth	10,482	12,170	1,688	16.1%		
Totals	90,286	97,298	7,012	7.8%		

#### Urban Areas

Several regional planning districts in the urban area lost rental units between the 1990 and 2000 census. They were Lutherville, Ruxton, Chase-Bowleys Quarters, Middle River, Essex, Dundalk, and North Point. The loss of rental units may be contributed to either the county's policy to reduce densities or the conversion of rental units to owner units by investors of rental units. Rosedale experienced the greatest percentage change in rental units at 135% while Randallstown had the greatest increase in the number of units at 1,662 units.

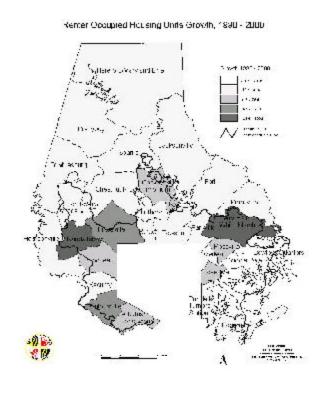
	Renter Occupied Units		Change 19	990 to 2000
Urban Area	1990	2000	Number	Percent
LUTHERVILLE	1,399	1,365	(34)	-2.4%
COCKEYSVILLE-TIMONIUM	6,482	6,826	344	5.3%
RANDALLSTOWN	2,936	4,598	1,662	56.6%
GREENSPRING VALLEY-PIKESVILLE	4,493	5,368	875	19.5%
RUXTON	479	433	(46)	-9.6%
TOWSON-LOCH RAVEN	10,744	11,038	294	2.7%
PARKVILLE	4,194	4,348	154	3.7%
LIBERTY-LOCHEARN	8,166	8,923	757	9.3%
OVERLEA	1,522	1,690	168	11.0%
ROSSVILLE	2,212	2,572	360	16.3%
CHASE-BOWLEYS QUARTERS	1,897	1,533	(364)	-19.2%
SECURITY	4,238	4,500	262	6.2%
CATONSVILLE	3,616	4,387	771	21.3%
ARBUTUS-LANSDOWNE	4,570	5,141	571	12.5%
ROSEDALE	240	564	324	135.0%
MIDDLE RIVER	3,330	3,193	(137)	-4.1%
ESSEX	8,659	8,078	(581)	-6.7%
DUNDALK	4,732	4,676	(56)	-1.2%
NORTH POINT	2,440	2,269	(171)	-7.0%
EDGEMERE	698	747	49	7.0%
Totals	77,047	82,249	5,202	6.8%

Two-thirds of the rural areas experienced loss in rental units. The decrease ranges from 23 units in Hereford-Maryland Line to 66 units in Prettyboy. Sparks received the greatest increase of rental units in the rural area (192 units).

	Renter C	Renter Occupied Units		90 to 2000
Rural Area	1990	2000	Number	Percent
HEREFORD-MARYLAND LINE	461	438	(23)	-5.0%
PRETTY BOY	282	216	(66)	-23.4%
FOWBLESBURG	260	228	(32)	-12.3%
SPARKS	749	941	192	25.6%
JACKSONSVILLE	267	243	(24)	-9.0%
CHESTNUT RIDGE-WORTHINGTON	130	241	111	85.4%
FORK	245	255	10	4.1%
HARRISONVILLE	174	174	-	0.0%
KINGSVILLE	189	143	(46)	-24.3%
Totals	2,757	2,879	122	4.4%

#### Growth Areas

The growth areas of Reisterstown-Owings Mills and Perry Hall-White Marsh had the largest percent change in rental housing units at 16.1%. Perry Hall-White Marsh had 87% of the increase of rental units in the growth areas.



	Renter Oc	cupied Units	Change 19	90 to 2000
Growth Area	1990	2000	Number	Percent
REISTERSTOWN-OWINGS MILLS	5,998	6,218	220	3.7%
PERRY HALL-WHITE MARSH	4,484	5,952	1,468	32.7%
Totals	10,482	12,170	1,688	16.1%

## Vacant Housing Units

#### County-Wide

Only 13,857 or 4% of the total housing units in Baltimore County were vacant on April 1, 2000. Eighty-four percent of the vacant units in Baltimore County are located in the urban areas of the county. The rural areas of the county experienced a decline in the number of vacant units.

	Vacant Hou	using Units	Change 1990 to 2000		
Area	1990	2000	Number	Percent	
Urban	11,099	11,690	591	5.3%	
Rural	909	816	(93)	-10.2%	
Growth	1,265	1,351	86	6.8%	
Totals	13,273	13,857	584	4.4%	

#### Urban Areas

Three regional planning districts in the urban area experienced a large percent change in vacant units. Randallstown led the way with a 144% change, followed by Rosedale (119% change) and North Point (117% change).

	Vacant Housing Units		Change 199	90 to 2000
Urban Area	1990	2000	Number	Percent
LUTHERVILLE	281	199	(82)	-29.2%
COCKEYSVILLE-TIMONIUM	784	480	(304)	-38.8%
RANDALLSTOWN	331	808	477	144.1%
REENSPRING VALLEY-PIKESVILLE	960	902	(58)	-6.0%
UXTON	115	98	(17)	14.8%
OWSON-LOCH RAVEN	1,253	1,181	(72)	-5.7%
ARKVILLE	419	452	33	7.9%
IBERTY-LOCHEARN	1,083	1,320	237	21.9%
VERLEA	212	238	26	12.3%
OSSVILLE	271	358	87	32.1%
ASE-BOWLEYS QUARTERS	553	430	(123)	-22.2%
CURITY	556	546	(10)	-1.8%
ATONSVILLE	520	504	(16)	-3.1%
RBUTUS-LANSDOWNE	638	505	(133)	-20.8%
OSEDALE	58	127	69	119.0%
IDDLE RIVER	499	460	(39)	-7.8%
SSEX	1,501	1,235	(266)	-17.7%
UNDALK	559	945	386	69.1%
ORTH POINT	310	674	364	117.4%
OGEMERE	196	228	32	16.3%
otals	11,099	11,690	591	5.3%

#### Rural Areas

There were 93 less vacant units in the rural area in 2000 than there were in 1990. The Fork regional planning district experienced the greatest loss in vacant units, 135.

	Vacant Housing Units		Change 199	90 to 2000
Rural Area	1990	2000	Number	Percent
HEREFORD-MARYLAND LINE	112	159	47	42.0%
PRETTY BOY	47	51	4	8.5%
FOWBLESBURG	78	53	(25)	-32.1%
SPARKS	152	152	-	0.0%
JACKSONSVILLE	102	86	(16)	-15.7%
CHESTNUT RIDGE-WORTHINGTON	80	125	45	56.3%
FORK	212	77	(135)	-63.7%
HARRISONVILLE	46	60	14	30.4%
KINGSVILLE	80	53	(27)	-33.8%
Totals	909	816	(93)	-10.2%

#### Growth Areas

Less than 1% of the vacant units in Baltimore County are located in the growth areas of Reisterstown-Owings Mills and Perry Hall-White Marsh. Of the vacant units county-wide, 9.7% are located within the two growth areas.

	Vacant Housing Units		Change 199	00 to 2000
Growth Area	1990	2000	Number	Percent
REISTERSTOWN-OWINGS MILLS	700	765	65	9.3%
PERRY HALL-WHITE MARSH	565	586	21	3.7%
Totals	1,265	1,351	86	6.8%

### Planning Implications

Housing growth has a great impact on the planning of infrastructure. The planning and construction of school, libraries, roads, water, sewer and other facilities are all based on the number of housing units in an area. The housing unit is also the basis of the County's population projections and estimates.

The vast majority of the new construction occurred in the urban and growth areas. The urban and growth areas accounted for 85% of the 32,181 new housing units developed in Baltimore County. Chestnut Ridge-Worthington accounted for 46% of the growth in new units that were built in the rural area during the 1990s (the majority of which are located in the urban portion of that census tract). Without Chestnut Ridge, the rural area housing increased by only 2,609 units or 8%. These numbers indicate that most of the developments of new housing units are occurring in the growth areas or within existing communities where there is existing infrastructure.

Overall, the number of vacant units in Baltimore County was less than 1% of the total housing units in 2000. The number of vacant units also includes those units that has been sold or rented but not yet

occupied. Areas of the County that have a high vacancy rate should be included in a marketing strategy to promote home ownership. Most of the areas with high vacancy rates offer a wide range of affordable housing to future residents.

The increase in total housing units is an indication that Baltimore County is a desirable place to live, work and raise a family because Baltimore County offers its residents great schools, a low crime rate and a variety of housing and employment opportunities.

#### Census Information on the Worldwide Web

More detailed information from the Census is available on the following web sites:

Census Bureau's web site: http://factfinder.census.gov
Maryland State Data Center web site: http://www.op.state.md.us/
MSDC/

Baltimore Metropolitan Council web site: http://www.baltometro.org/

These links may be accessed from the Baltimore County Office
Planning Home page
http://www.co.ba.md.us

#### Upcoming Census News

Future Census 2000 Newsletters will cover such topics as population by age and sex, education, and income. As Census 2000 data is released, the Office of Planning will publish a newsletter covering that data.



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